

Exhibit B

Lehman Brothers
1301 Avenue of the Americas
New York, NY

Square Foot

9th Floor

Base Year for RE Taxes 62,600
Base Year for Operating Expenses (25,162,060.74)
Pro-Rata Share (16,919,973.00)
3.6740%

	Actual 2006/2007	Subtenant BASE YEAR 2005/2006 2005	Increase Over Base	Subtenant's Percentage	Subtenant's ANNUAL	Subtenant's MONTHLY
REAL ESTATE TAXES	\$ 26,415,625.95	(\$25,162,060.74) \$	1,253,565.21	3.67%	\$ 46,055.99	\$ 3,838.00
SUBTENANT'S MONTHLY SHARE OF RE TAX	\$ 3,838.00					
SUBTENANT'S MONTHLY PAYMENTS OF RE TAX	\$ 3,838.00					
SHORTAGE OF RE TAX PER MONTH	\$ 46,055.99					
X 12 (7/1/2006-6/30/2007)						
TOTAL RETRO. CHARGES DUE:	\$ 46,055.99					

	Actual 2006	Subtenant BASE YEAR 2005/2006 2005	Increase Over Base	Subtenant's Percentage	Subtenant's ANNUAL	Subtenant's MONTHLY
OPERATING EXPENSES	\$ 20,459,200.33	\$ (16,919,973.00) \$	3,539,227.33	3.67%	\$ 130,031.21	\$ 10,835.93
SUBTENANT'S MONTHLY SHARE OF OPERATING EXPENSE	\$ 10,835.93					
SUBTENANT'S MONTHLY PAYMENTS OF OPERATING EXPENSE	\$ 10,835.93					
SHORTAGE OF OPERATING EXPENSE PER MONTH	\$ 86,687.47					
X 8 (5/1-12/31/2006)						
TOTAL RETRO. CHARGES DUE:	\$ 86,687.47					

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Square Foot	9th Floor	62,600	2005/2006 2005						
Base Year for RE Taxes		(25,162,060.74)							
Base Year for Operating Expenses		(16,919,973.00)							
Pro-Rata Share		3.6740%							
		Actual 2007/2008	Subtenant BASE YEAR	Increase Over Base	Subtenant's Percentage	Subtenant's ANNUAL	Subtenant's MONTHLY		
REAL ESTATE TAXES	\$	25,401,992.50	(\$25,162,060.74)	\$ 239,931.76	3.67%	\$ 8,815.09	\$ 734.59		
SUBTENANT'S MONTHLY SHARE OF RE TAX	\$	734.59							
SUBTENANT'S MONTHLY PAYMENTS OF RE TAX	\$								
SHORTAGE OF RE TAX PER MONTH	\$	734.59							
X 12 (7/1/2007-6/30/2008)	\$	8,815.09							
TOTAL RETRO. CHARGES DUE:	\$	-							
OPERATING EXPENSES	\$	21,257,957.00	\$ (16,919,973.00)	\$ 4,337,984.00	3.67%	\$ 159,377.53	\$ 13,281.46		
SUBTENANT'S MONTHLY SHARE OF OPERATING EXPENSE	\$	13,281.46							
SUBTENANT'S MONTHLY PAYMENTS OF OPERATING EXPENSE	\$								
SHORTAGE OF OPERATING EXPENSE PER MONTH	\$	13,281.46							
X 12 (1/1-12/31/2007)	\$	159,377.53							
TOTAL RETRO. CHARGES DUE:	\$	159,377.53							

	Estimated 2008/2009	Subtenant BASE YEAR	Increase Over Base	Subtenant's Percentage	Subtenant's ANNUAL	Subtenant's MONTHLY
REAL ESTATE TAXES	\$ 25,575,007.48	(\$25,162,060.74)	\$ 412,946.74	3.67%	\$ 15,171.66	\$ 1,264.31
SUBTENANT'S MONTHLY SHARE OF RE TAX	\$ 1,264.31					
SUBTENANT'S MONTHLY PAYMENTS OF RE TAX	\$					
SHORTAGE OF RE TAX PER MONTH	\$ 1,264.31					
X 3 (7/1/2008-9/30/2008)	\$ 3,792.92					
TOTAL RETRO. CHARGES DUE:	\$ 3,792.92					
OPERATING EXPENSES	\$ 21,257,957.50	\$ (16,919,973.00)	\$ 4,337,984.50	3.67%	\$ 159,377.55	\$ 13,281.46
SUBTENANT'S MONTHLY SHARE OF OPERATING EXPENSE	\$ 13,281.46					
SUBTENANT'S MONTHLY PAYMENTS OF OPERATING EXPENSE	\$					
SHORTAGE OF OPERATING EXPENSE PER MONTH	\$ 13,281.46					
X 9 (1/1-9/30/2008)	\$ 119,533.16					
TOTAL RETRO. CHARGES DUE:	\$ 119,533.16					